

WILMINGTON, NORTH CAROLINA

AIRGATE

LOGISTICS CENTER

110,500 SF OF WAREHOUSE SPACE AVAILABLE

IDEALLY POSITIONED BETWEEN ILM AIRPORT & DOWNTOWN WILMINGTON WITH ON-SITE RAIL ACCESS



BUILDING SPECIFICATIONS

PROPERTY INFORMATION

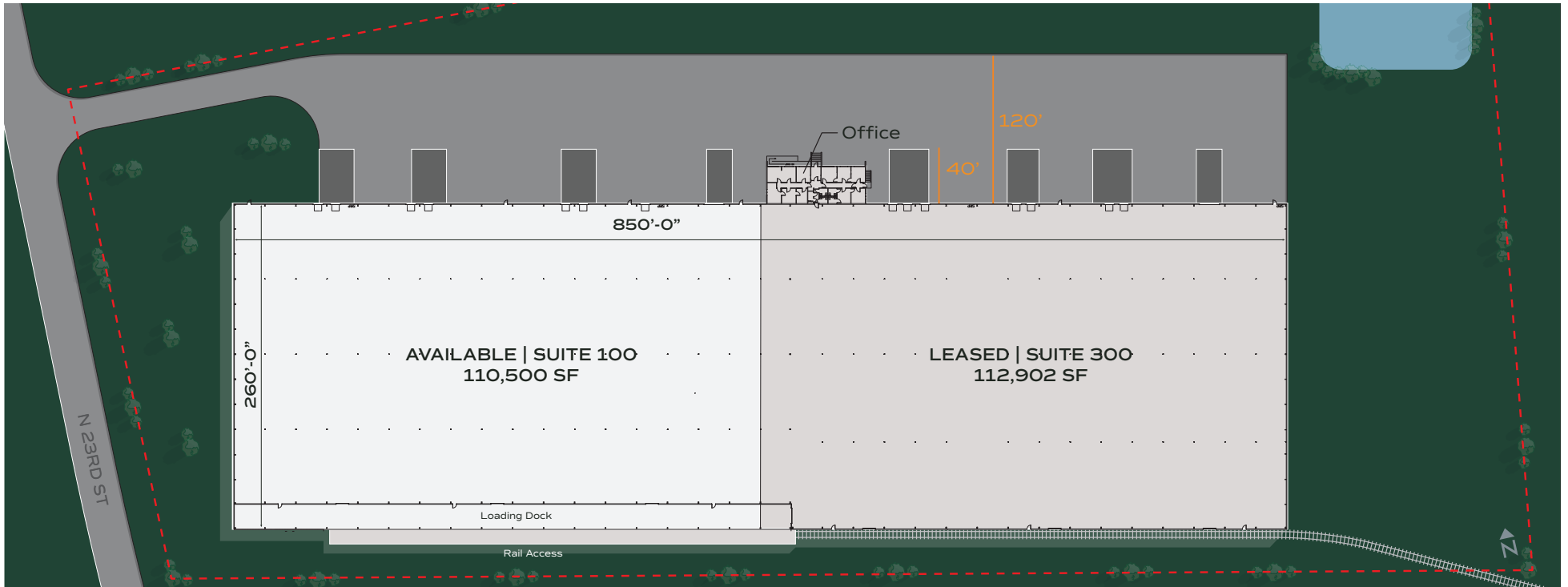
ADDRESS	802 N 23rd Street
CITY	Wilmington
STATE	North Carolina
COUNTY	New Hanover
DATE AVAILABLE	Immediately
LEASE RATE	Call for Details
TICAM	Estimated \$1.10 PSF (2025)
TAX PARCEL ID#	RO4811-002-001-001
BUILDING TYPE	Warehouse / Distribution
YEAR BUILT	1981

NO. OF ACRES	13.02 AC
ZONING	AI - Airport Industrial
BUILDING DIMENSIONS	260' x 850'
TOTAL SF	223,402 SF
AVAILABLE SF	110,500 SF
EXTERIOR WALL MATERIAL	Reinforced Concrete
ROOF	Metal Panel
CEILING HEIGHT	17'6" - 26'6"
COLUMN SPACING	24' x 60'
SPRINKLER SYSTEM/TYPE	Wet & Dry (ability to convert to ESFR)

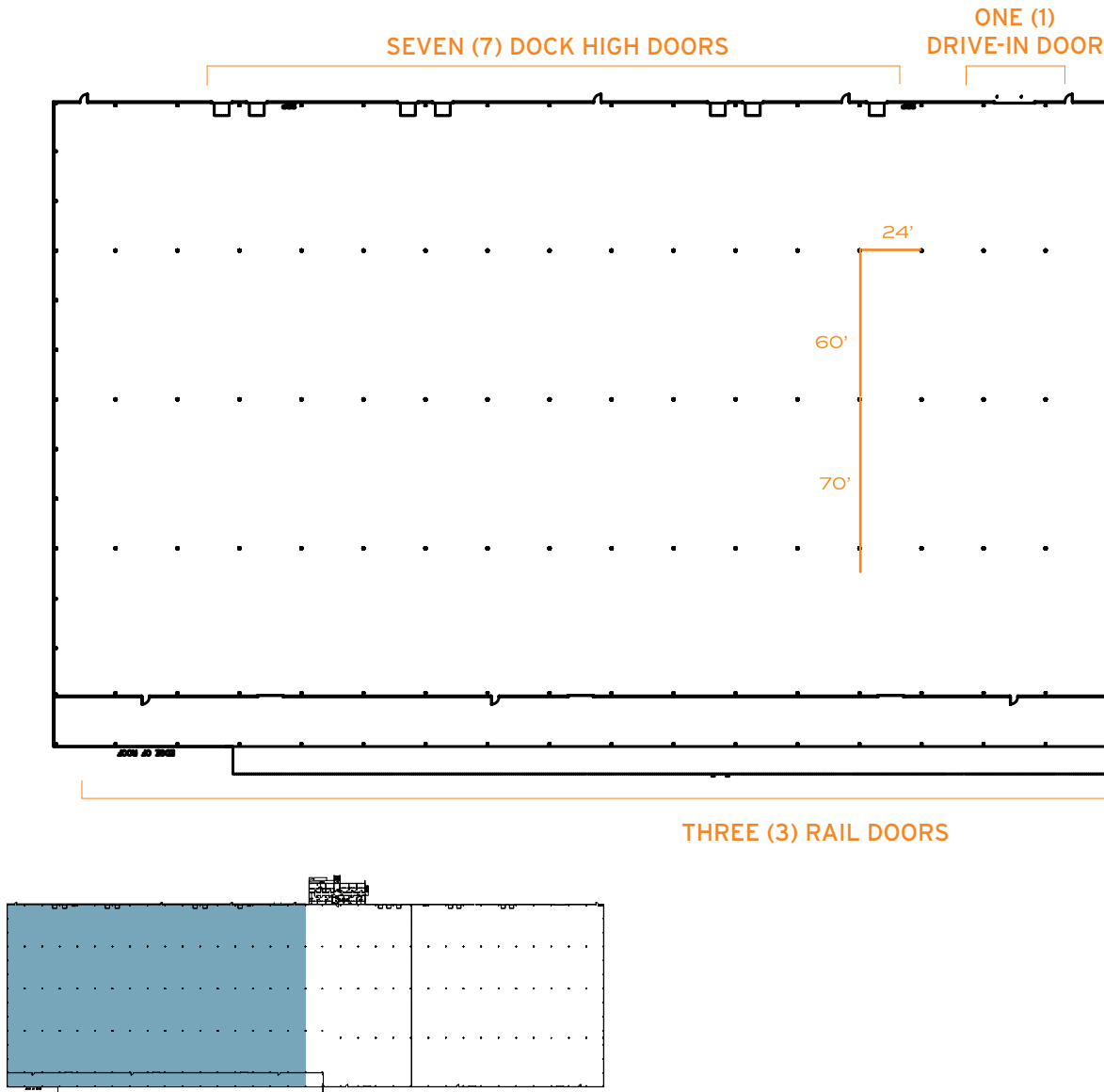
LIGHTING	Fluorescent	
ELECTRICAL	208Y/120V, 3-phase, 4-wire	
TRUCK COURT	120' with 40' concrete apron	
LOADING DOCKS	Fourteen (14) 8' x 10' dock-high doors Two (2) 16' x 16' drive-in doors Six (6) 10' x 10' rail doors (rear) One (1) 12' x 14' rail door (rear)	
UTILITIES	NATURAL GAS	Piedmont Natural Gas
	WATER & SEWER	Cape Fear Public Utility Authority
	ELECTRIC	Duke Energy



SITE PLAN



FLOOR PLAN - SUITE 100 | 110,500 SF AVAILABLE



SUITE 100 INFORMATION

110,500 SF
AVAILABLE

TBD
OFFICE

110,500 SF
WAREHOUSE

Seven (7) 8' x 10' dock-high doors
One (1) 16' x 16' drive in door
Three (3) 10' x 10' rail doors

LOADING



PORT OF WILMINGTON

DOWNTOWN WILMINGTON

TO CHARLOTTE ►



AIRGATE LOGISTICS CENTER

CSX RAILLINE

23RD STREET

◀ TO RALEIGH-DURHAM

◀ TO 



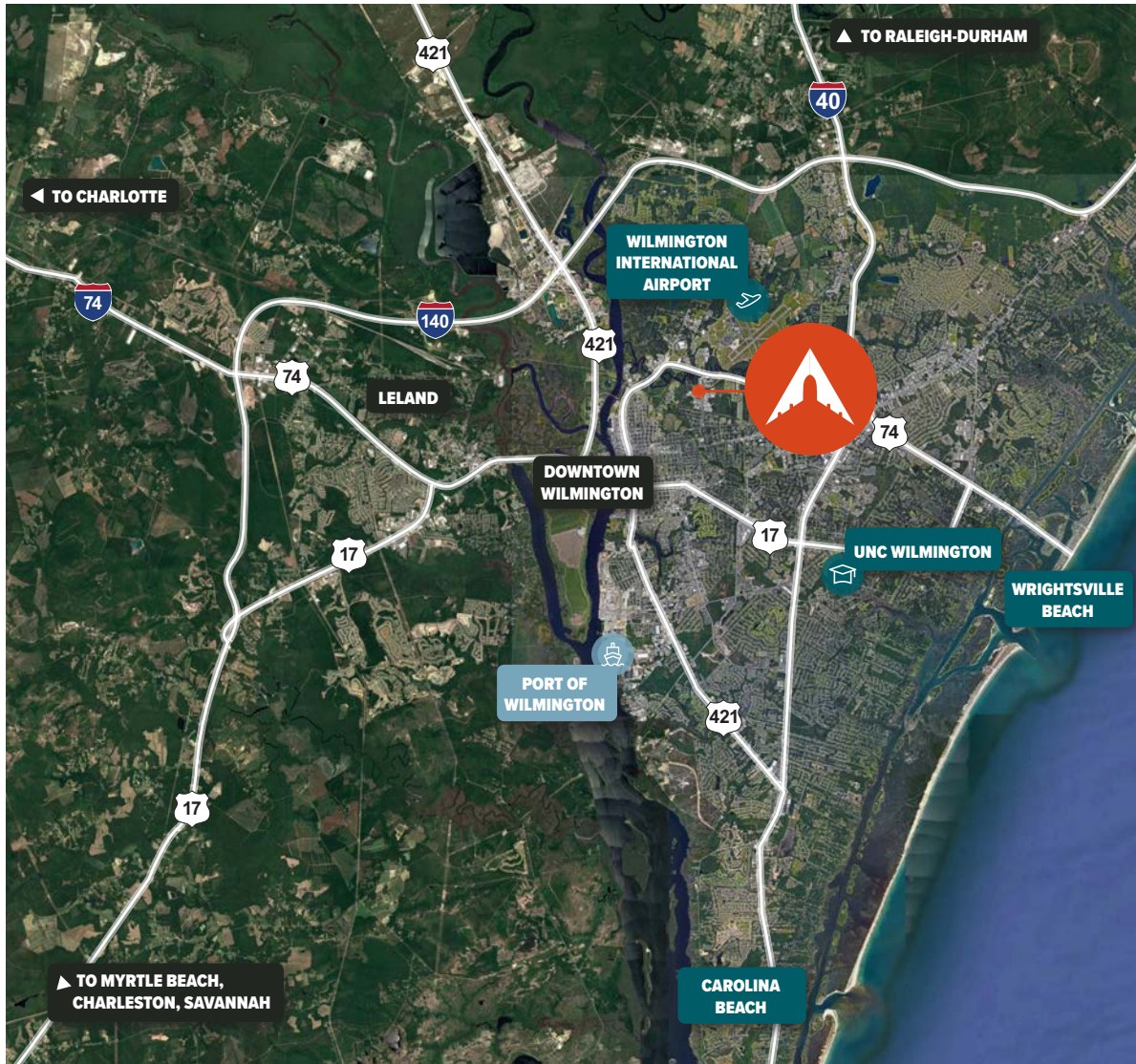
WILMINGTON INTL. AIRPORT (ILM)

1 MILE



DRIVE TIMES

0.5 MILES		1 MILE	WILMINGTON AIRPORT	3 MILES	DOWNTOWN WILMINGTON	5 MILES	PORT OF WILMINGTON	75 MILES	RALEIGH-DURHAM	192 MILES	CHARLOTTE
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WILMINGTON INTL. AIRPORT (ILM)

1 MILE



74

74

AIRGATE LOGISTICS CENTER



23RD STREET

CSX RAIL LINE

OWNED + OPERATED BY
EDGEWATER
VENTURES

LEASING BY



WILL LEONARD
Cape Fear Commercial
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